

TABLE 305B

**R-2 GENERAL
RESIDENTIAL
DISTRICT LOT, YARD,
AND HEIGHT
STANDARDS**

ADD
SIZES

	Single-Family Dwellings	Duplex and Multiple Family Dwellings	Place of Worship and Assembly, Public parks and Playgrounds, Essential Service Structure	Hospitals	Professional Offices
Minimum Lot Area	25,000 Square Feet if served by public sewer. Reduced to 15,000 Square Feet if both public or group water and sanitary sewer service are available. On lot sewer shall follow standards for "All Other Uses".	Duplex: 40,000 Square Feet for Duplex Multiple Family: 50,000 Square Feet for first three units in multiple family dwelling plus 10,000 Square Feet per each unit thereafter. Must be served by public sewer.	85,000 Square Feet	5 Acres	1/2 Acre
Minimum Lot Width	80 Feet	100 Feet	100 Feet	100 Feet	100 Feet
Minimum Front Yard	75 feet, measured from Street Centerline (except for Interior Streets as defined; which may use the alternative standard under Section 703D)				
Minimum Side Yard	15 Feet	20 feet from other multiple family dwellings or nonresidential uses, at least 50 feet from a single-family dwelling in separate ownership	20 feet from other multiple family dwellings or nonresidential uses, at least 50 feet from a single-family dwelling in separate ownership	20 Feet	20 Feet
Minimum Rear Yard	15 Feet	20 feet from other multiple family dwellings or nonresidential uses, at least 50 feet from a single-family dwelling in separate ownership	20 feet from other multiple family dwellings or nonresidential uses, at least 50 feet from a single-family dwelling	20 Feet	20 Feet
Maximum Height of Structure	40 Feet				
Maximum Coverage	35%				

Section 305 R-2 General Residential Zoning District

The R-2 General Residential District is meant to provide a zoning district in which the predominate use will be residential with height and area regulations establishing an intensity of land use designed to encourage development of single-family dwellings and multiple family dwellings in those places where infrastructure is present.

Table 305A R-2 General Residential Zoning District

Permitted Uses	Special Exceptions
Agriculture (See Section 418)	Nursing Homes, Personal Care Homes and Assisted Living Facilities (See Section 417)
Hospitals (See Table 305B)	
Professional Offices (See Table 305B)	
Places of Worship and Assembly	Multiple Family Dwellings (See Section 420)
Essential Services	Conversion Apartment (See Section 421)
Family/Group Day Care Homes (See Section 402)	
Forestry (See Section 403)	Conditional Use
Golf Courses	Planned Residential Development (See Article 7)
Home Occupations	
Mobile homes on a single owner occupied lot and installed to meet all setbacks and UCC Requirements (See Section 406)	
No Impact Home Based Business	
Public Parks and Recreation	
Single-Family Dwellings	
Two Family Dwellings	
Accessory Uses and Structures (see Section 503)	
Accessory Uses and Structures	
Private garages, storage sheds and horticulture(Subject to Article5)	
Private residential swimming pools, tennis courts, tool and/or storage sheds and greenhouses (Subject to Article 5)	
Walls, fences, lamp posts and similar accessory structures subject to the height limitations contained in Article 5	
Storage or parking of a commercially licensed vehicle, see Article 5	
Storage or parking of major recreation equipment, see Article 5	

* ADDING USES